



**Connells**

Corscombe Close  
Weymouth



### Property Description

Access to this modern apartment is reached via a secure entrance doorway into communal hallway with stairs or lift rising via to all floors.

This modern apartment benefits from a sizeable living room with access out onto a balcony overlooking the harbour offering superb views across the Swannery and Weymouth harbour; master bedroom with ensuite and another double bedroom and bathroom.

Outside, Corscombe Close benefits from communal gardens and garage to the front and a personal store beneath the building.

The apartment is situated a short walk from the shops and amenities available in Weymouth town centre, sandy beach and harbour. There are a vast range of shops, bars, restaurants and boutiques available in the town centre alongside supermarkets.

### Accommodation

#### Entrance

Security entry into communal entrance hall, stairs and lift

#### Communal Entrance

Secure entry phone. Stairs and lift up to upper floors.

#### Lounge

11' 8" x 19' 9" (3.56m x 6.02m)  
Front aspect upvc double glazed patio doors leading to Juliette balcony with views over Weymouth Marina and Nature Reserve. Side aspect access to balcony. Electric heater.

#### Kitchen

8' 8" x 8' 1" (2.64m x 2.46m)  
Fitted kitchen with a range of wall and base units incorporating a stainless steel sink drainer with integrated electric oven and hob with cooker hood over. Integrated washer dryer.



### **Bedroom One**

13' 9" x 9' 1" (4.19m x 2.77m)

Front aspect double glazed window. Wall mounted electric heater. Built in wardrobe. Door leading into

### **En Suite**

Suite comprising shower with Mira Select shower control, WC and vanity wash hand basin. Extractor fan. Electric heater. Wood effect style flooring

### **Bedroom Two**

8' 6" x 12' 7" (2.59m x 3.84m)

Front aspect window. Wall mounted electric heater. Doors leading to balcony boasting views of Weymouth Marina and Weymouth Nature Reserve

### **Bathroom**

Suite comprising panel enclose bath with shower over and mixer taps, pedestal wash hand basin and WC.

### **Outside**

### **Garage**

22' 4" x 8' 6" (6.81m x 2.59m)

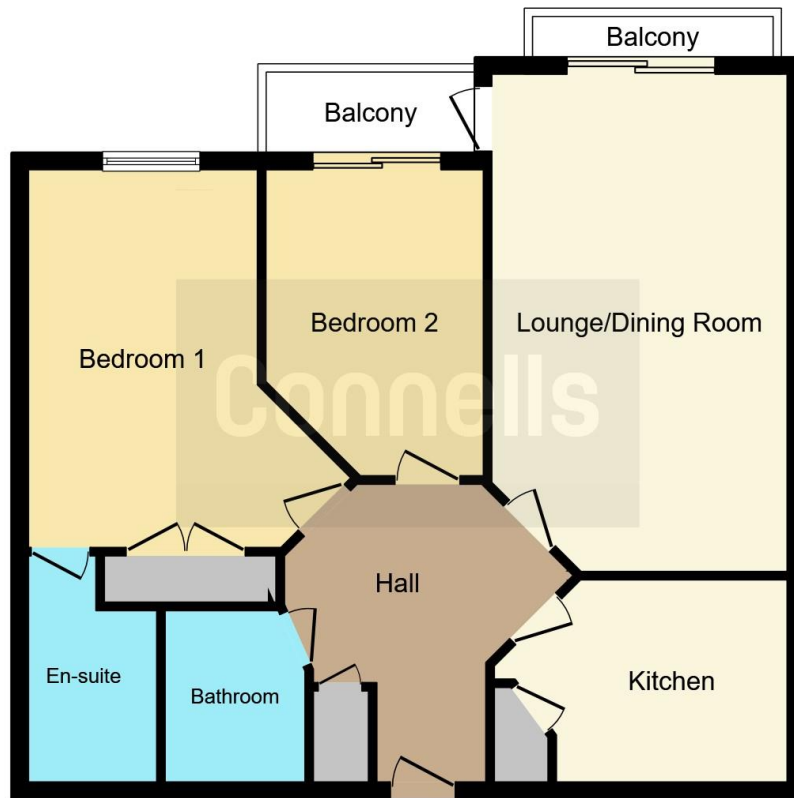
Up and over door

### **Lease Length & Charges**

The vendor informs us; 125 year Lease from 1.1.2003. Ground Rent is £125 paid twice a Year; Service Charge is £959.31 twice yearly which includes water. Pets allowed - subject to assessment.

(We recommend details are verified by your solicitor before incurring any additional costs.)





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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**EPC Rating: C**

**view this property online [connells.co.uk/Property/WEY307977](http://connells.co.uk/Property/WEY307977)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2003. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Tenure: Leasehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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